

**DEC
2004**

North Long Beach Community Planning Bulletin

www.longbeach.gov/plan/pb/cpd



By: Scott Mangum (562) 570-6435
Scott_Mangum@longbeach.gov

DEPARTMENT OF PLANNING & BUILDING
Community & Environmental Planning Division
333 West Ocean Blvd. Long Beach, California 90802

NEW APPLICATIONS FILED

1. Staff Site Plan Review for new one-story 40,575 SF warehouse building at 2451 South St. (Case 0409-07) DB (see Attachment 5)

A new 40,575 SF metal warehouse building is proposed at 2451 South Street. The landlocked lot does not front on either South Street or Paramount Boulevard, however it is accessed via an easement from Paramount Boulevard. 41 on-site parking spaces are proposed. The project also entails the removal of an existing concrete slab, canopy, fence, tanks, and building. The property is zoned IG (General Industrial). Staff Site Plan Review is required for industrial projects with 5,000 square feet or more of floor area of new construction.

2. Standards Variance for wider than code allowed Curb-cut at 189 W. Victoria St. (Case 0411-12) DB (see Attachment 7)

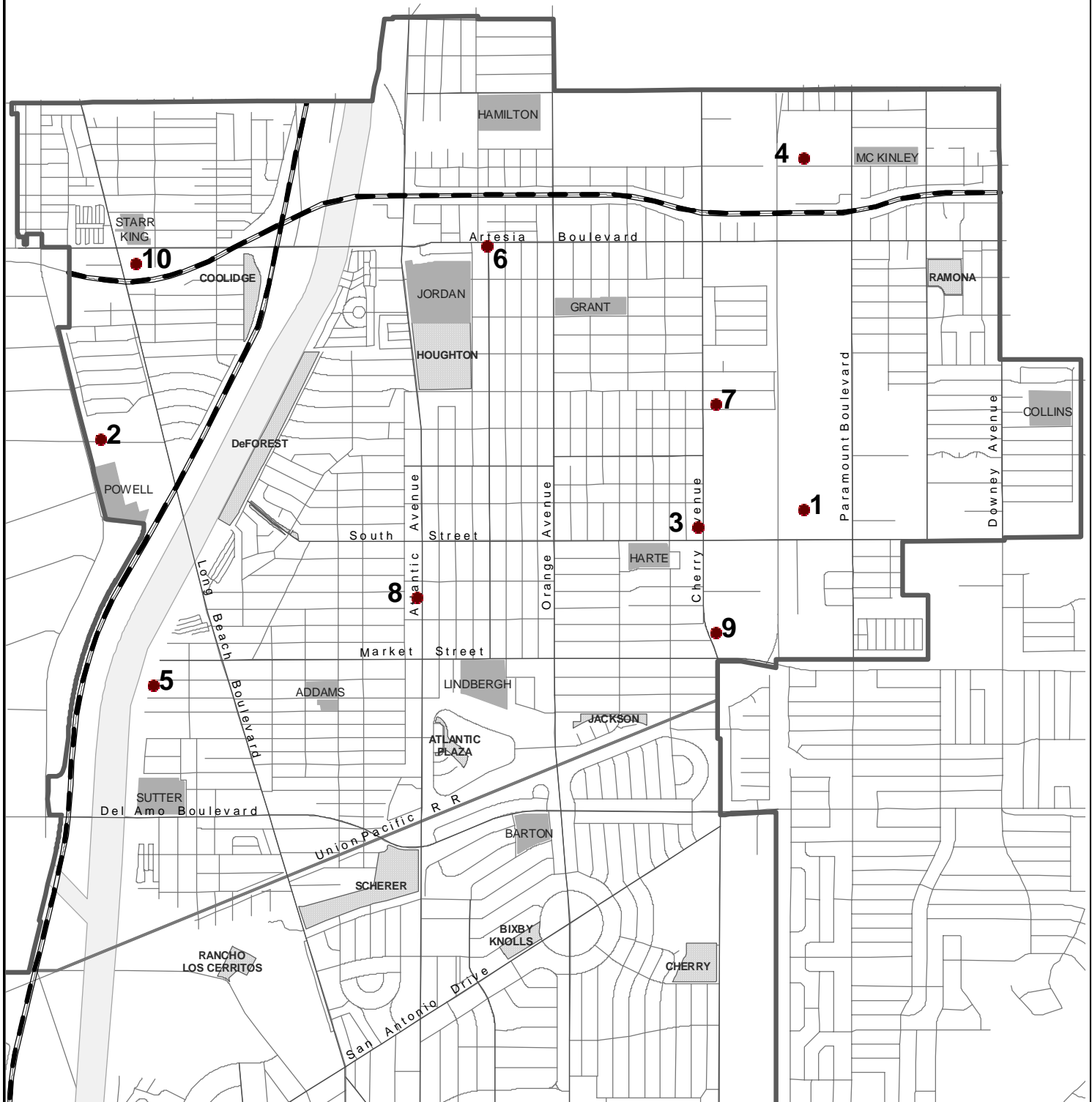
A Standards Variance is requested to allow a 40-foot wide curb-cut on Victoria Street where 24 feet is allowed by code. The City's Traffic Engineer has reviewed the site plan and has determined that the wider curb cut will not have a negative affect on traffic flow. The existing building, within the IM (Medium Industrial) zone, located at the corner of Susana Road and Victoria Street, will continue to be used as a warehouse.

PENDING CASES PREVIOUSLY REPORTED ON

3. Staff Site Plan Review for Roof Mounted Cellular Antenna at 5861 Cherry Ave. (Case 0409-07) LH (see Attachment 1)

The applicant proposes the addition of 6 cellular antennas to the roof of an existing office building with screening to match the building. Also proposed is the base transceiver station equipment to be located at the rear of the property and enclosed by a new block wall enclosure. Staff has requested that the applicant redesign the proposal so that the roof-mounted antennas are located towards the center of the roof, therefore less visible from the street. The site is located in the CCA (Commercial Community Automobile-Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

North Long Beach - Site Location Map



 Schools
 Parks



1000 0 1000 2000 Feet

1. 2451 South St. – SSPR for 40,575 SF warehouse building
2. 189 W. Victoria St. – SV for 40' wide curb-cut (12/13 ZA)
3. 5861 Cherry Ave. – SSPR for Cellular Antenna Addition
4. 2501 E. 68th St. - MND for revision of Solid Waste Facility Permit
5. 183 W. Plymouth St. – SSPR for new Single Family House on narrow lot
6. 1000 E. Artesia - CUP & SV for Church (PC)
7. 6152 Cherry Ave. - SSPR for Cellular Antenna Addition
8. 5575 Atlantic Ave. – CUP for Check Cashing (11/18 PC)

4. Mitigated Negative Declaration (Environmental Review) for revision of Solid Waste Facility Permit at Bel-Art Waste Transfer Station, 2501 E. 68th St.

Bel-Art Waste Transfer Station, located at 2501 E. 68th Street, has applied to the County of Los Angeles Department of Health Services for a revision of their Solid Waste Facility Permit to allow an increase in the amount of material delivered to the facility from the current legal maximum of 1,500 tons per day to 4,000 tons per day. Bel-Art receives and temporarily stores non-hazardous municipal solid waste, greenwaste, and recyclable materials, and subsequently consolidates and transfers this material to disposal sites and recycling facilities. Waste is delivered primarily by commercial waste collectors, but Bel-Art also accepts waste from the general public.

As background, the City of Long Beach Planning Commission approved the construction and expansion of an existing recycling center (originally established in the 1970s) and the construction of a new administration building with an appurtenant truck terminal facility in August of 1998. Negative Declaration 26-98 was also certified at this time.

The County of Los Angeles DHS, Solid Waste Management Program, received written comments related to the Mitigated Negative Declaration through October 25, 2004. The LA County Board of Supervisors will consider certification of the Mitigated Negative Declaration at a date uncertain.

The City of Long Beach Environmental Officer responded to the Mitigated Negative Declaration with a letter commenting on the Noise, Traffic, and Air Quality sections of the document. At its October 19th meeting, the Long Beach City Council voted unanimously to adopt a resolution in opposition to the proposed solid waste facility permit revision for the Bel-Art Waste Transfer Station.

The Los Angeles County Department of Health Services, Solid Waste Management Program heard testimony at a Public Hearing on October 29, 2004, at 7:00 P.M. in the McKinley Elementary School Auditorium. Approximately 150 residents attended.

If the Solid Waste Facility Permit revision were to be approved by the LA County Solid Waste Management Program, there would be a second hearing held by the California Integrated Waste Management Board prior to final consideration of the permit revision.

As of November 29, 2004 both the Solid Waste Facility Permit Revision and the certification of the Mitigated Negative Declaration are still pending.

5. Staff Site Plan Review for a new Single Family Dwelling on a narrow lot at 183 W. Plymouth St. (Case 0409-04) DB (see Attachment 3)

The 25' x 142.5' lot is zoned R1-N (Single-Family Residential). A three-bedroom, two-bathroom, 1300 SF single-family house with detached 2-car garage is proposed. The new house would replace an existing 370 SF single-family dwelling and one car garage. Staff Site Plan Review is required for new dwelling units located on lots less than 27' in width. The Staff Site Plan Review Committee provided comments regarding the lack of architectural features on the front elevation. A revised plan will come back before the Site Plan Review Committee. Conditions of approval that

would be attached to a revised plan would include the elimination of the existing curb cut and paving in the front yard.

6. Conditional Use Permit and Standards Variance for a Church at 1000 E. Artesia Blvd. (Case 0407-05) DB (see Attachment 2)

The existing structure, originally used for commercial retail, is located at the Southeast corner of California Avenue and Artesia Boulevard. Churches are permitted in the CCA (Commercial Community Automobile-Oriented) zone with a Conditional Use Permit. The church that currently conducts services at this location was cited by the City's zoning enforcement division for operating without a CUP. A standards variance for number of parking spaces is requested. Twelve onsite parking spaces are present where approximately 35 are required by code depending on the floor plan the applicant will provide. Additionally, a special inspection by a building inspector will be required to address possible building code issues. The application is currently **incomplete**. The Planning Commission Public Hearing date will be determined once a completed application is submitted.

7. Staff Site Plan Review for Cellular Antenna Addition to existing single story building at 6152 Cherry Ave. (Case 0408-20) LH (see Attachment 9)

The applicant proposes the addition of cellular antennas to the roof of an existing one-story commercial building with screening to match the building. Staff has requested that the applicant redesign the proposal so that the roof-mounted antennas are located towards the center of the roof, therefore less visible from the street. The site is located in the CCA (Commercial Community Automobile-Oriented) zone. Attached/roof mounted cellular and personal communication services are permitted by right in all commercial zones, but are subject to special development standards and must be reviewed through Staff Site Plan Review.

ACTIONS ON COMPLETED CASES

8. Conditional Use Permit for Check Cashing within existing Market at 5575 Atlantic Ave (Case 0310-31) JR

The applicant proposes to establish a Dolex money transfer booth within the Numero 2 Rancho Market. Planning staff is recommending approval with conditions. In addition to Police Department safety recommendations, staff is recommending that the check cashing facility should only be accessed internally from the market. The Planning Commission Public Hearing date had been postponed pending compliance with police standards at another location in Long Beach.

The Planning Commission **approved** the Conditional Use Permit at the November 18, 2004 hearing.

9. Sign Standards Waiver and Sign Program for Superior Super Warehouse at 5450 Cherry Ave. (Case 0409-26) LH (see Attachment 4)

Superior will occupy the Southern half of the existing vacant commercial building, which was previously occupied by K-Mart. The proposed signage includes six cabinet signs and one set of channel letters. A Sign Standards Waiver is requested to allow the proposed signage to exceed the amount allowed by the zoning code,

which is one square foot of sign area per linear foot of building frontage. A sign program is defined as any sign application submittal for five or more new signs intended to be placed on a new or existing development. The sign program and sign standards waiver will be reviewed through Staff Site Plan Review.

The Sign Standards Waiver was **approved** through Staff Site Plan Review. Justification for the waiver included the deep setback from Cherry Ave., the quality of the proposed signage and that the same signage had been previously approved for the Superior location at 10th St. and Long Beach Blvd.

10. Modification to Conditional Use Permit for Cellular Monopole at 120 E. Artesia Blvd. (Case 9506-19) JR (see Attachment 6)

The Conditional Use Permit for the existing 60' Monopole was approved in 1995. The existing Monopole and equipment cabinets are located on the Southwest portion of the Church of God in Christ site. The modification to the Conditional Use Permits requests the addition of two equipment cabinets adjacent to the two that currently exist. The modification to the Conditional Use Permit was **approved**.

ANNOUNCEMENTS

11. NLB Design Guidelines to be submitted to the Planning Commission December 2, 2004 and acted on January 6, 2005

The Redevelopment Agency Board **approved** the North Long Beach Design Guidelines at their November 8, 2004 meeting. The Planning Commission will be presented the final draft of the design guidelines at their December 2 meeting and will consider adopting the design guidelines at their January 6, 2005 meeting.

As background, the Redevelopment Agency and the City's Planning Department have been working with a consultant to devise the North Long Beach Design Guidelines. The NLB Design Guidelines are intended to serve as a guide for property owners and developers who are planning new development projects or renovation of existing structures in North Long Beach and for City of Long Beach Redevelopment Agency and Planning staff who review these projects. A PDF version of the North Long Beach Design Guidelines can be viewed at: www.longbeach.gov/cd/redevelopment/docs/north_project_area.asp.

The Planning Commission **Public Hearing** is scheduled for **January 6, 2005**, at 1:30 P.M. in the City Council Chambers of City Hall. Written comments may be addressed to the Commission, in-care-of Carolyn Bihn, Zoning Administrator, Department of Planning and Building, 333 W. Ocean Boulevard 7th Floor, Long Beach CA 90802.

12. Southern California Edison Alley Lighting Program (see attached flyer)

For residents interested in adding lighting to the alleys behind their homes, please see the attached flyer regarding alley lighting programs, including the revised Southern California Edison program (flyer item #2).

13. NLB Community Planning Bulletin Weblink and Email List

In an effort to make this document more timely and accessible, the North Long Beach Community Planning Bulletin is available on the internet at: <http://www.longbeach.gov/plan/pb/cpd>. I have also developed an email list that is used for notification when the new monthly bulletin is available online, or when a revision has been posted for viewing. If you would like to be added to the email list, please contact me with your email address.

14. Long Beach General Plan Update: Land Use and Mobility Plans. Next Meeting scheduled for January 5, 6:30pm at Houghton Park

The Advance Planning Division is currently working with a team of land use and transportation professionals and members of the Long Beach community to update the City's land use and transportation/mobility plans. Prior to the first meetings in January, each Advisory Committee was provided with information on the City's current land use and transportation plans applicable to each cluster area. At the meetings comments were solicited on what the participants perceived to be the critical land use and mobility issues facing their clusters. This information was compiled into a report titled "Framework for Land Use and Mobility Elements Update – Community Cluster Input Summary."

A second round of meetings was held in March where the highlights of the socioeconomic profile and analysis of current conditions and trends were shared in the City's "Technical Background Report". At the May Community Cluster meeting, participants discussed the implications of these findings and examined the toolbox of planning policies and solutions that can be used to address the challenges facing the community. The June Cluster meeting allowed participants to map out their suggested land use alternatives for North Long Beach.

Maps, demographic information, reports, documents, committee cluster input, and other information is now available online at the General Plan Update website: http://www.longbeach.gov/apps/advance_plan/index.html

15. I-710 Freeway Long Term Congestion Relief Alternatives

The Oversight Policy Committee of the Gateway Cities Council of Governments voted to develop a hybrid plan combining elements of alternative C, D, and E while adhering to five guiding principles, including minimizing Right-of-Way takings. Initially, a special advisory committee was to choose one of 5 alternatives to relieve congestion on the 710 Freeway. Alternatives included widening the freeway, adding raised lanes, and a "no build" option that would only provide for more minor improvements. Of the 5 Alternatives presented, alternatives C, D, and E would involve taking private property. Information about the initial five alternatives and the I-710 Major Corridor study can be found at: <http://www.gatewaycog.org/i710.html>.

In January and February the Long Beach City Council I-710 Oversight Committee hosted four community roundtable workshops. The roundtable workshops focused on providing information from leading experts on these critical issues and generated a list of recommendations for the Long Beach Oversight Committee to adopt as part of the planning process. On March 18 the Committee conducted a community meeting to release the draft locally preferred strategies to improve the 710 Freeway

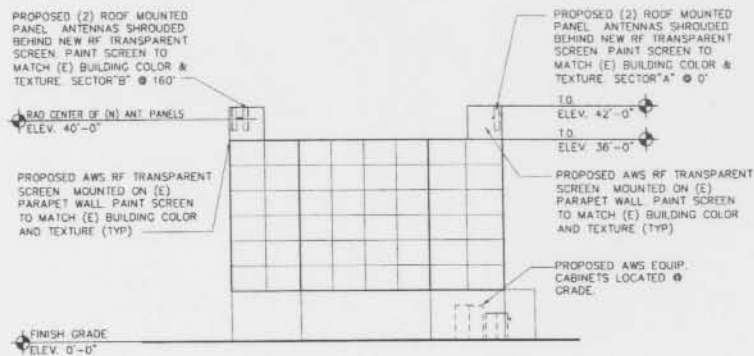
for community comment. These strategies are based on written and oral public comments that were received during previous community meetings and public workshops. The draft plan has been revised following comments from community meetings in April and May. Following the June 16, 2004 committee meeting of the City Council, the local strategy was **approved** by the full City Council June 22, 2004. Further information on the locally preferred strategy can be found at: <http://www.longbeach.gov/pw/traffic/i710/default.asp>.

The Tier 2 Community Action Committee, a collective of residents from cities adjacent to the I-710 and experts, presented their recommendations to the Gateway Cities Council of Government I-710 Policy Oversight (OPC) Committee on September 30, 2004. The City Council endorsed the corridor-wide local strategy and the Tier 2 recommendations on November 16, 2004. On November 18, 2004 the Gateway Cities OPC voted unanimously to approve the locally preferred strategy to expand the capacity of the I-710 freeway.

IMPORTANT PHONE NUMBERS

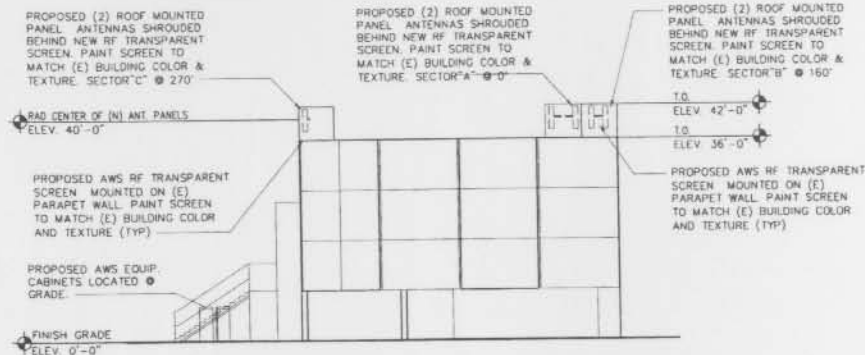
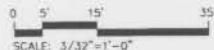
Council Member (8 th District), Rae Gabelich	(562) 570-6685
Council Member (9 th District), Val Lerch	(562) 570-6137
Police, toll free, anonymous, Gang Tip	1- (866) 426-4847
Police non-emergency calls	(562) 435-6711
Police narcotics tip	(562) 570-7125
Community Policing, Adriana	(562) 570-9816
Community Policing, Marlene	(562) 570-9825
Animal Control Center	(562) 570-7387
Rats, Roaches, Vermin & Other – Environmental Health	(562) 570-4132
Pot Hole Patrol, reporting street pot holes	(562) 570-3259
Maintenance for City Traffic Signs	(562) 570-5264
Abandoned shopping carts removal	1-(800) 252-4613
Things on power lines, SCE Hazardous Conditions	1-(800) 611-1911 press 2, then 4
Property Maintenance & Building Code Enforcement	(562) 570-6421
Zoning Code Enforcement	(562) 570-7497
Zoning Information	(562) 570-6194
Building Permit information	(562) 570-6651
Noise Complaint, Environmental Health	(562) 570-5650
Unlicensed food vendors Business License	(562) 570-6211 ext. 7
Unlicensed food vendors Health & Human Services	(562) 570-4219
Damaged Sewer lines from street trees	(562) 570-3259
Graffiti hotline, on private property	(562) 570-2773
Graffiti in City Parks, Park Maintenance, Emy Arteaga	(562) 570-1533
Graffiti on County flood control channel, Matt Knabe	(562) 256-1921
Graffiti on Union Pacific Railroad property	(714) 379-3376
Graffiti on Caltrans property	(213) 897-3656
Special Refuse Pick-ups (Free twice a year for large items)	(562) 570-2876
Public Service	(562) 570-2700 listen to menu
Neighborhood Resource Center, Margaret Madden	(562) 570-1010
Storm Drain Hotline, report items dumped in storm drain	(562) 570-3867

ATTACHMENT 1



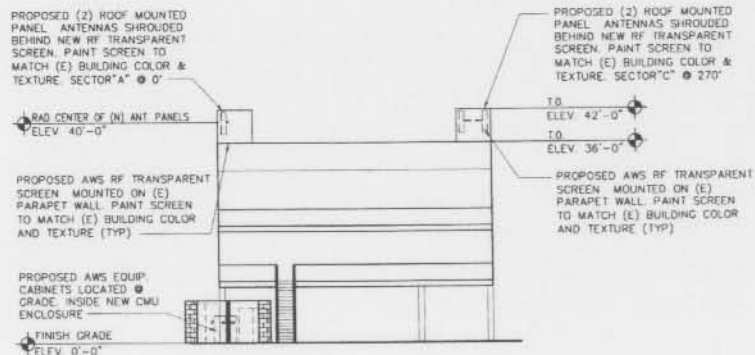
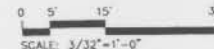
EAST ELEVATION

SCALE: 3/32"=1'-0"



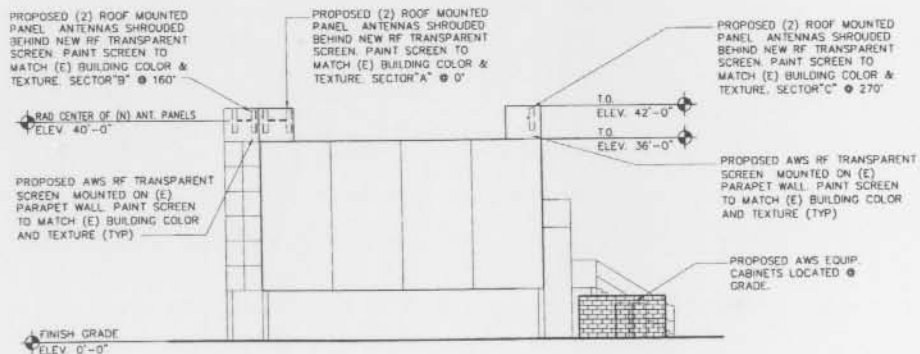
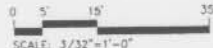
SOUTH ELEVATION

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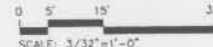
WEST ELEVATION

SCALE: 3/32"=1'-0"



NORTH ELEVATION

SCALE: 3/32"=1'-0"



Velocitel

ARCHITECTURE AND ENGINEERING DIVISION
1401 FIFTH AVENUE, SUITE 200
IRVINE, CA 92614
(949) 850-1000 FAX
(949) 850-1010 FAX

CHERRY AND SOUTH
SITE NO.
LSANCA0175B
5861 CHERRY AVE
LONG BEACH, CA

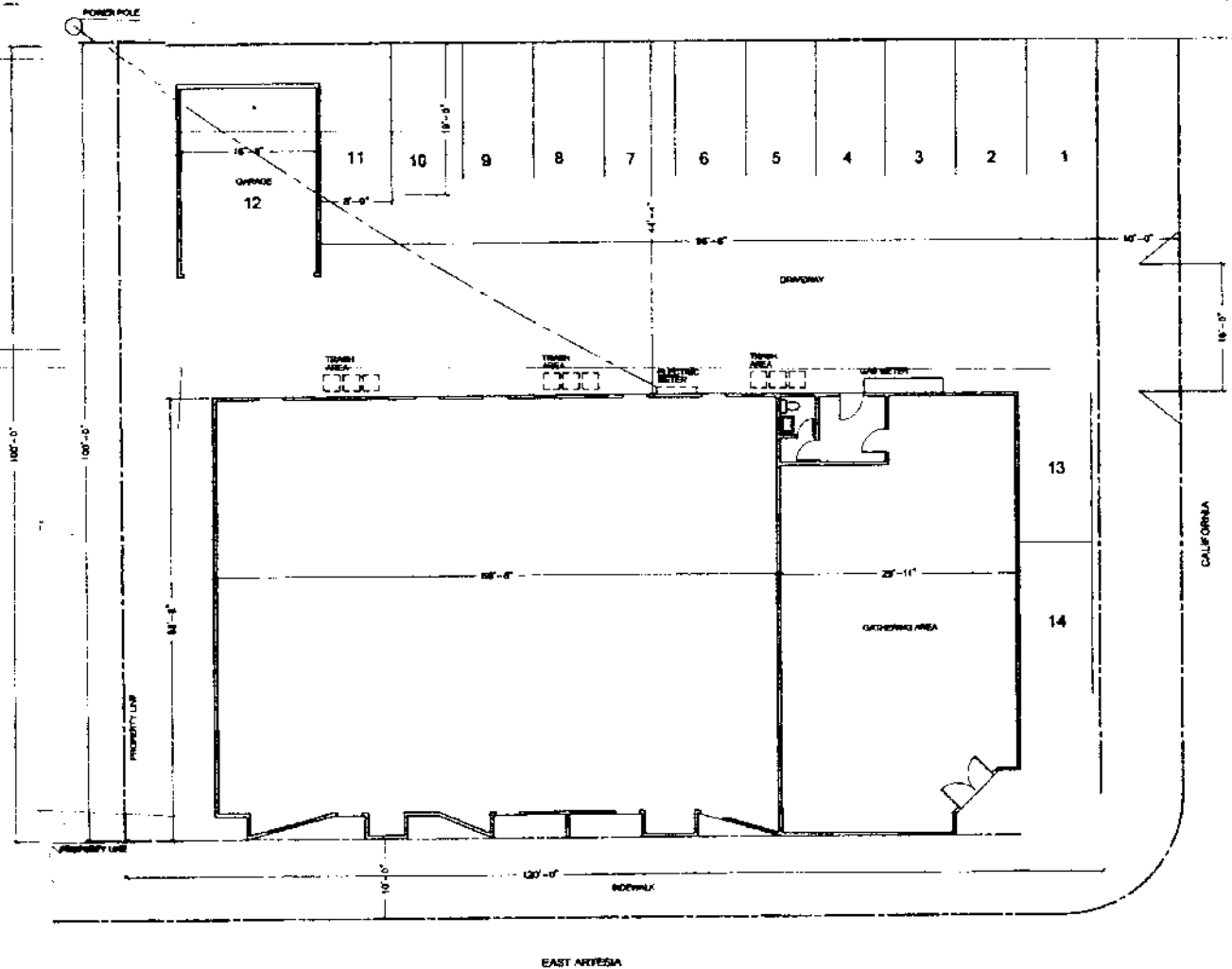
AT&T
AT&T WIRELESS SERVICES
12000 PARK PLAZA DRIVE
CORRITOS, CA 95033

NO.	DATE	REVISIONS	BY	CHK	APP'D
1	10/07/04	ISSUE FOR ZONING APPROVAL	MD	JAR	JA
2	09/21/04	ISSUE FOR REVIEW AND COMMENTS	JAR	JAR	JA
SCALE: AS SHOWN					
DESIGNED: JAR			DRAWN: JAR		

ELEVATIONS

PROJECT NO.	DRAWING NUMBER	REV.
24897-511	A-LSANCA0175B-205	0

ATTACHMENT 2



AREA BREAKDOWN

LOT AREA = 12,000 SQ.
CHURCH AREA = 1,817 SQ.
BUILDING AREA = 6,318 SQ.
GARAGE AREA = 420 SQ.



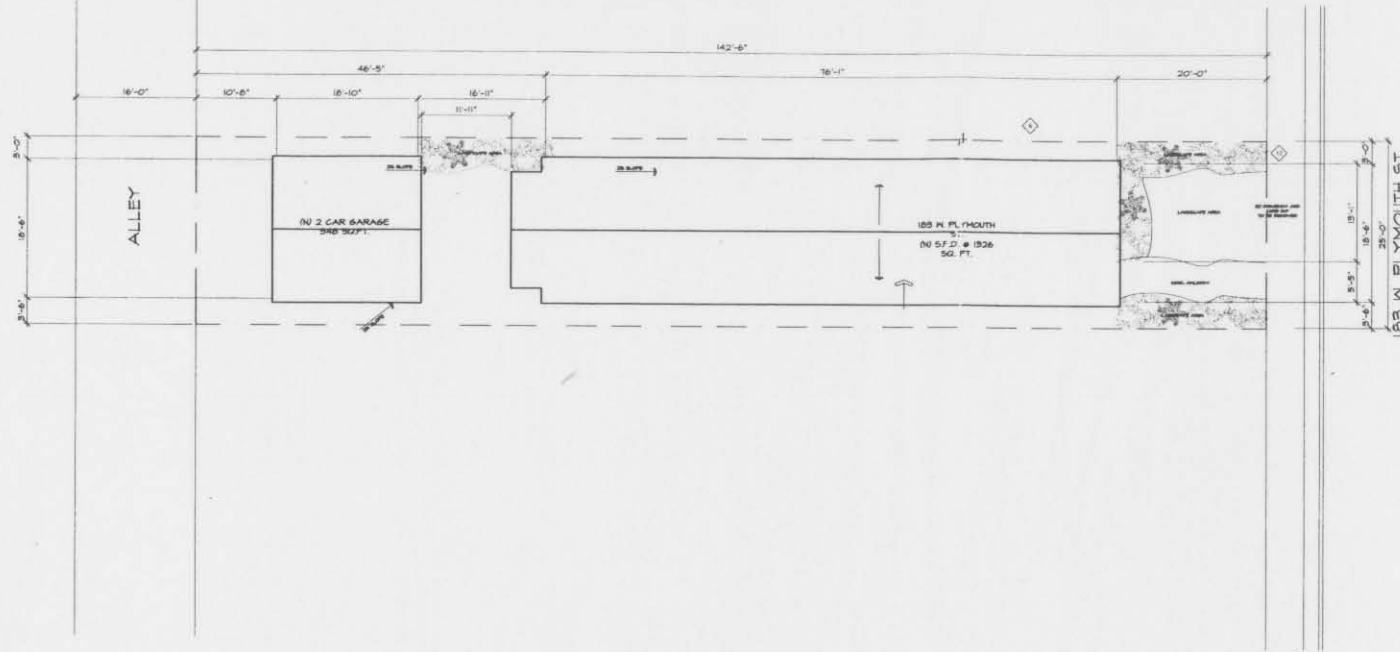
SITE PLAN / FLOOR PLAN
VP - 1/4" = 1' 0"

APPROVAL	DATE

EXISTING OFFICE BUILDING / CHURCH
LOCATION : 1000 EAST ARTESIA LONG BEACH
OWNER : LARRY DITCHCOUS
TEL :

DRAWN	
CHECKED	
DATE	
SCALE	
JOB NO.	
SHEET	

ATTACHMENT 3



Proposed site plan

scale: 1/8"=1'-0"

architectural keynotes

- 4-12 MIN SLOPED ROOF IN CLASS "A" COMP. ROOFING. INSTALL PER MANUFACTURERS SPECIFICATIONS. SEE PLAN FOR ACTUAL ROOF SLOPE. CERTAINTED® DARK GREY

contractor notes

THIS PROJECT SHALL COMPLY WITH TITLE 24, 2002 UBC, UMC, UFC, AND 2002 NEC. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO VERIFY ALL EXISTING CONDITIONS BOTH DIMENSIONS AND ELEVATIONS. COOR. ANY DISCREPANCIES WITH ARCHITECT.

sheet index

- A01: SITE PLAN
- A02: GENERAL NOTES
- A03: MANDATORY MEASURES
- A11: DEMO PLAN
- A21: 1ST FLOOR PLAN
- A31: ELEVATIONS

HAMILTON



ARCHITECTS

12240 VENICE BLVD. SUITE 25
LOS ANGELES, CA 90066
(310) 398-1500

project info.

PROJECT ADDRESS:
183 W. PLYMOUTH ST.
LONG BEACH, CA 90043

PROJECT INFO:
TRACT: 8HT
BLK: B
LOT: 41
A.P.N.: 7132-009-027
ZONE: R1-N
PARCEL AREA: 3562.5 SQ. FT.
BUILDING TYPE: V-N

PROJECT DESCRIPTION:
REMOVE (R) S.F.D. # 370.5 SQ. FT.
REPLACE W/ NEW S.F.D. # 1321 SQ. FT.
+ NEW 2 CAR GARAGE

PARKING:
(N) 2 CAR GARAGE

Consultants

NEW S.F.D.

183 W. PLYMOUTH ST.
LONG BEACH, CA 90043

code info.

CITY OF LONG BEACH, BUILDING & SAFETY DEPT.
BUILDING CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH
PLUMBING CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH
MECHANICAL CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH
ELECTRICAL CODE:
2002 UNIFORM BUILDING CODE AS AMENDED BY THE CITY OF LONG BEACH

NO.	DATE	REVISION DESCRIPTION
1	08/01/04	PLAN CHECK SUBMITTAL

OWNER

ACN PROPERTIES
KIP CYPRUS
P.O. BOX 412
SUNSET BEACH, CA 90742
PHONE: (562) 882-1958

SITE PLAN
PROJ. INFO.
VIC. MAP
CODE INFO

Project	Date	Drawn By	Checked By	Scale	Sheet Number
	08/05/04	C.E.	J.H.		A01

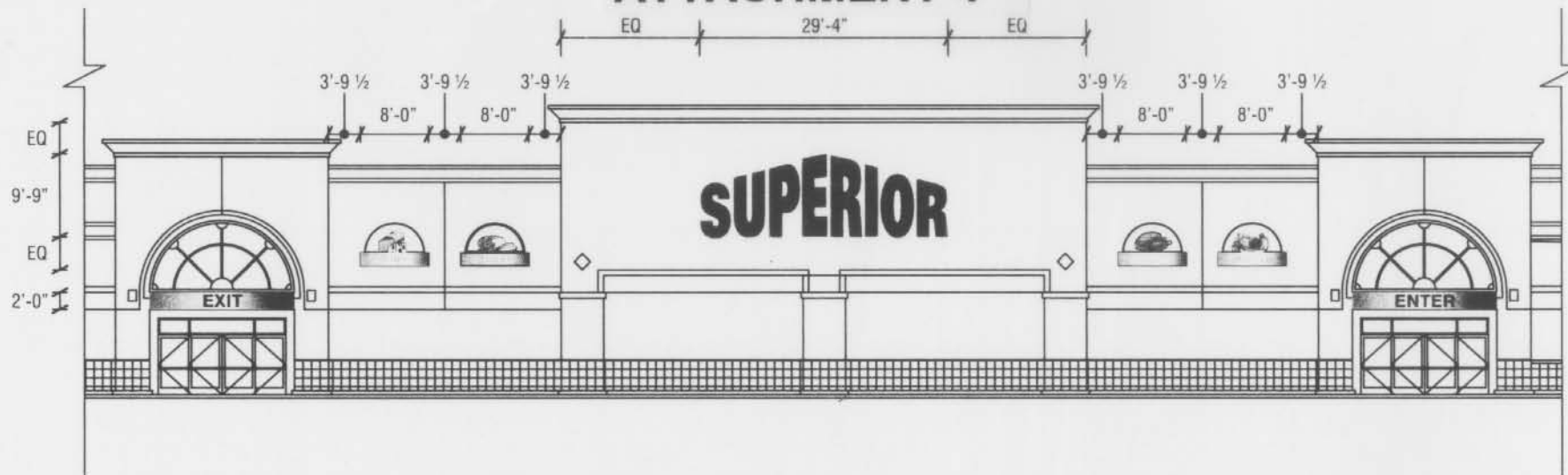
A hand-drawn architectural sketch of a house's exterior. The house features a gabled roof with a small dormer window in the center. The main facade has a large, multi-paned window with shutters on either side, and a smaller, single-paneled door to the left. A small, square window is located in the gable above the main window. The walls are textured to represent stucco. Annotations with leader lines point to specific features: 'EXTERIOR STUCCO' and 'LA HABRA - "Hacienda"' point to the main wall texture, while 'EXTERIOR TRIM' and 'Dunn-EDWARDS - "Cloud White"' point to the roofline trim. The drawing is done in black ink on a light background.

12240 VENICE BLVD. SUITE 25
LOS ANGELES, CA 90066
(310) 398 - 1500

[illegible]

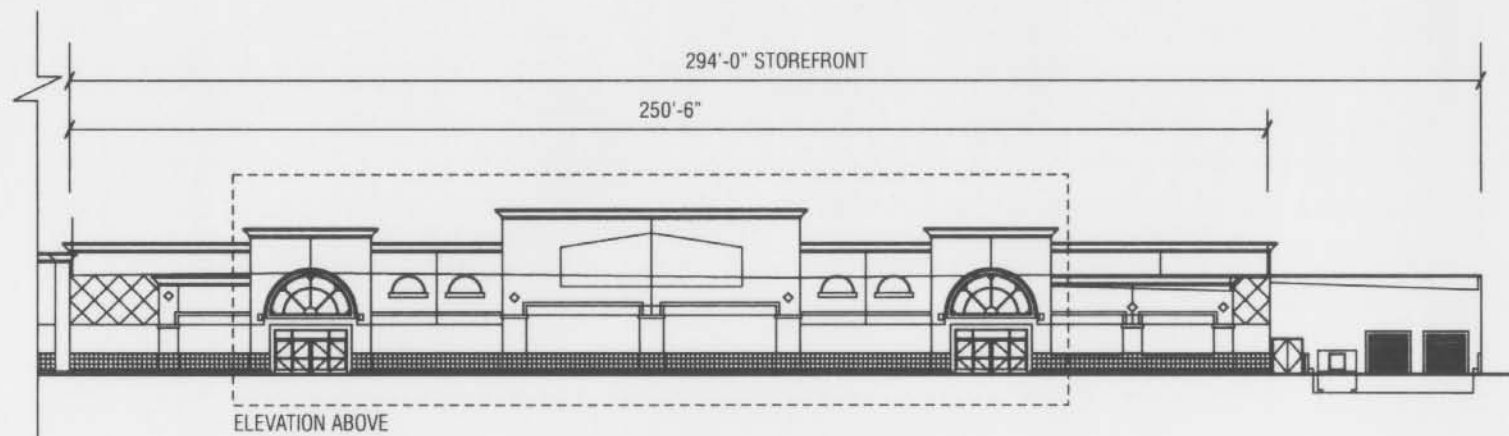
Project:	XXXX	Drawing Number:	A01
Date:	08.09.04		
Drawn by:	GJC		
Checked by:	JPN		

ATTACHMENT 4



PORTION OF STOREFRONT ELEVATION

Scale: 1" = 20'-0"



ENTIRE STOREFRONT ELEVATION

Scale: 1" = 40'-0"



superior
electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
phone: 562.495.3808
facsimile: 562.435.1867

www.superiorsigns.com
design@superiorsigns.com

Project:
**SUPERIOR
WAREHOUSE**
Address:
**5450 Cherry Avenue
Long Beach, Ca
90805**

Account Manager:
Doug Peters

Designer:
John Nauta 12.5

Scale:
AS NOTED

Design No.
04-09-5236-01

Date:
09.02.04

Reg. No.:

Revisions:
R1 Jn 10 11 04 Revise per not

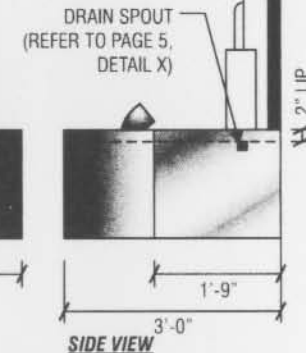
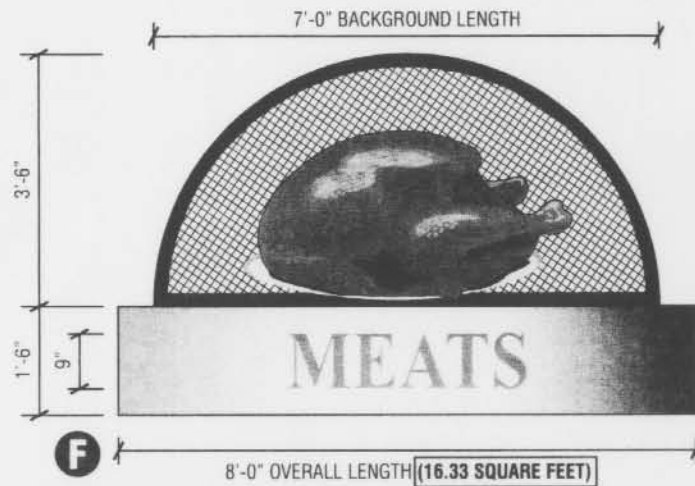
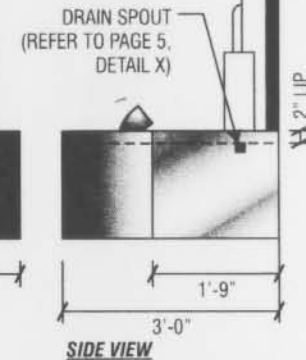
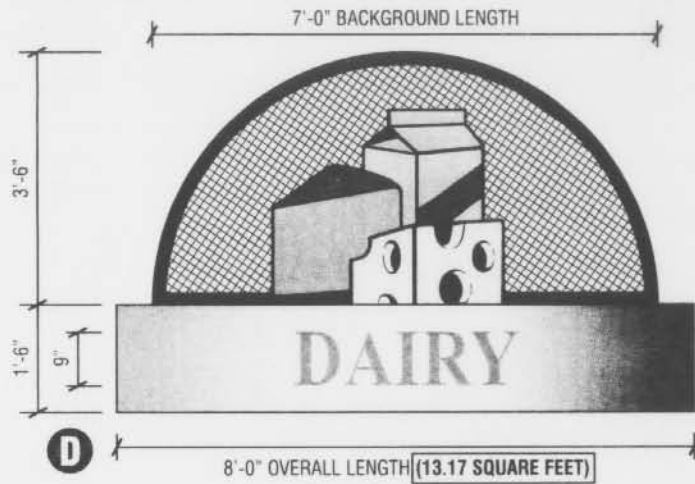
Page: 03 Of: 08

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Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

ATTACH. 4 (Cont.)



SIGN ELEVATION / INTERIOR ILLUMINATED CANOPY WITH UP LIGHT AND DOWN LIGHT FIXTURES

QUANTITY: ONE (1) UNIT EACH REQUIRED

CANOPY SPECIFICATIONS

CANOPY: CUSTOM FABRICATED .090 ALUMINUM CANOPY
PAINTED MATHEWS BRUSHED ALUMINUM
FACES: ROUTED OUT ALUMINUM FACE PAINTED MATHEWS BRUSHED ALUMINUM
COPY: BACKED UP GREEN ACRYLIC PLASTIC
INTERIOR ILLUMINATION: 800MA HIGH OUTPUT FLUORESCENT LAMPS
PLACED ON CENTERS FOR EVEN LIGHTING\

DOWN LIGHT ILLUMINATION: TWO (2) 4" LINE VOLTAGE DOWN LIGHTS INSTALLED
INSTALLED UNDER EACH MURAL CANOPY SUPPLIED BY
INTENSE LIGHTING COMPANY (PART #ITL14R)

BACKGROUND SPECIFICATIONS

BACKGROUND TO BE 2" x 2" 3/16" THICK RADIUS ANGLE IRON FRAME WITH
2" ON CENTER .135 INTER CRIMP STEEL MESH, TO HAVE BLACK ACRYLIC ENAMEL
NORTHSTAR AUTOMOTIVE PAINT OVER PRIMER UNDERCOAT.

MURALS TO BE HIGH DENSITY HAND SCULPTED SIGN FOAM GRAPHICS,
HAND PAINTED ACRYLIC OVER PRIMER SURFACE AND MOUNTED TO STEEL MESH
BACKGROUND

SCALE: 3/8" = 1'-0"

Note to All Contractors

120 Sign Voltage

In the utilization of GFI transformers, and in accordance with NEC and UL guidelines, it is required that primary circuits to each sign must have:

1. Dedicated circuits with proper ground from main panel - and must be bonded.
- a. ANY equipment or lighting that is added/shared to the primary sign circuit will cause GFI transformers to trip "OFF".
- b. Neutral to ground should not exceed 3 volts to prevent GFI from tripping.

Not adhering to these specifications will cause electrical outages resulting in costly service calls.



1700 West Anaheim Street
Long Beach, California
90813-1195
phone: 562.495.3808
facsimile: 562.435.1867

www.superiorsigns.com
design@superiorsigns.com

Project:
**SUPERIOR
SUPER
WAREHOUSE**
Address:
**5450 Cherry Avenue
Long Beach, Ca
90805**

Account Manager:
Doug Peters

Designer:
John Nauta 12.51

Scale:
AS NOTED

Design No.:
04-09-5236-01

Date:
09.02.04

Reg. No.:

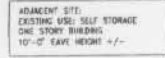
Revisions:
R1 Jn 10 11 04 Revise per note

Page: 07
Of: 08

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Note: The Colors depicted here are a graphic representation. Actual colors may vary. See color specifications.

ADJACENT SITE:
EXISTING USE: PETROLEUM REFINERY
STORAGE TANKS- NO BUILDINGS



1. THE PROJECT SITE
REQUIRED OR PROPOSED
2. NO SIGN PROGRAM IS
APPROVAL BY OTHER
3. NO EXISTING LAND
4. ALL LIGHTING IS IN
ELEVATIONS FOR USE
5. NO TOPOGRAPHIC CHANGES

ZONING: IG
ASSESSORS PARCEL NUM:
LEGAL DESCRIPTION:

THAT PORTION OF PARCEL
148, PAGES 32 THROUGH-
COUNTY OF LOS ANGELES

ADDRESS: 2451 SOUTH I
BUILDING OCCUPANCY: I
TYPE OF CONSTRUCTION:

BUILDING AREA: 40,571
MAXIMUM ALLOWABLE LOT
PAVED/PARKING LOT AREA
LANDSCAPE AREA: 3.50

MAXIMUM ALLOWABLE AIR
12,000 SQ. FT. X
13' X 1.25 = 13.7

MAXIMUM ALLOWABLE BU
ACTUAL BUILDING HEIG

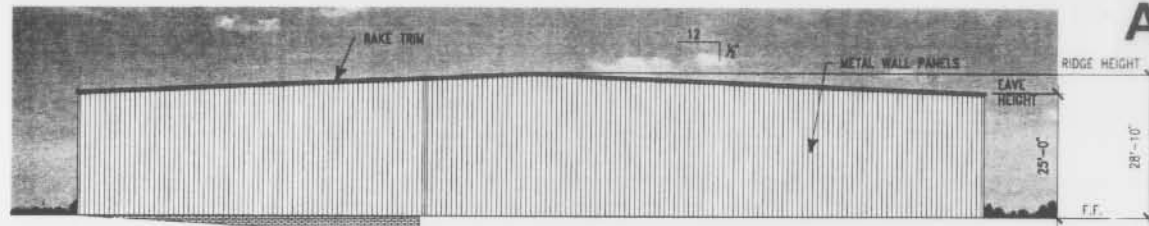
```

WAREHOUSE: 1 SPACE #
40,675 SQ.FT./1.
PARKING PROVIDED: 57
01
02
11

```

LOADING SPACES REQUI
LOADING SPACES PROVI

ATTACH. 5 (Cont.)

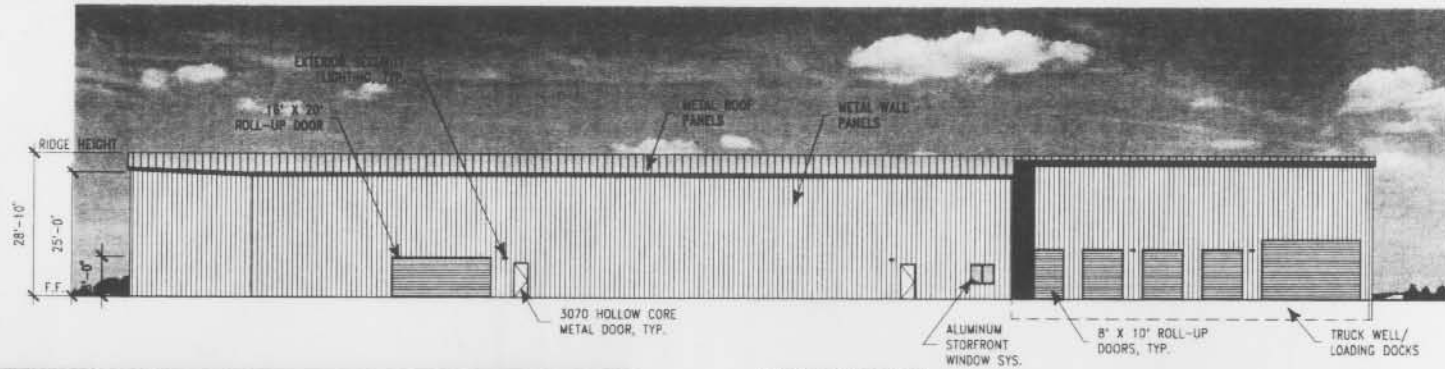


SOUTH ELEVATION

SCALE 3/32"=1'-0"

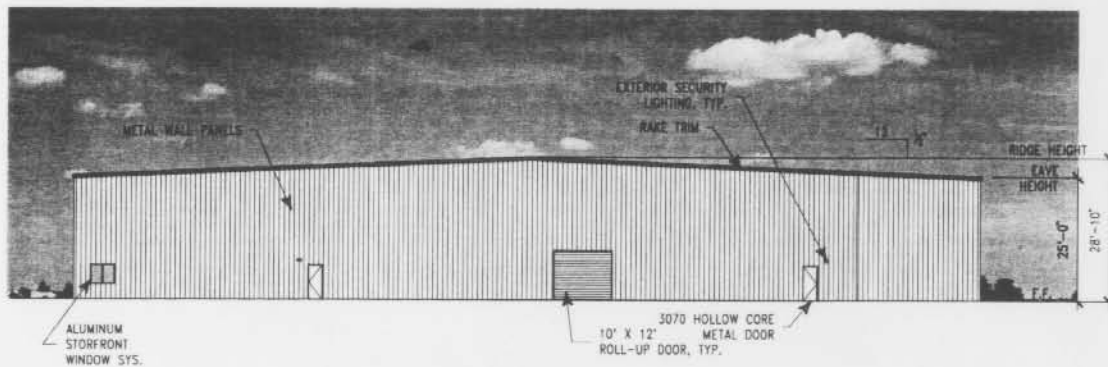
FINISH/COLOR SCHEDULE:

METAL ROOF PANELS: A.B.C. GALVALUM FINISH
METAL WALL PANELS: A.B.C. PREMIUM 70 PLUS "REGAL WHITE"
EAVE/RAKE TRIM: A.B.C. PREMIUM 70 PLUS "PEARL GRAY"
MAN/ROLL-UP DOORS: PAINT TO MATCH "REGAL WHITE"



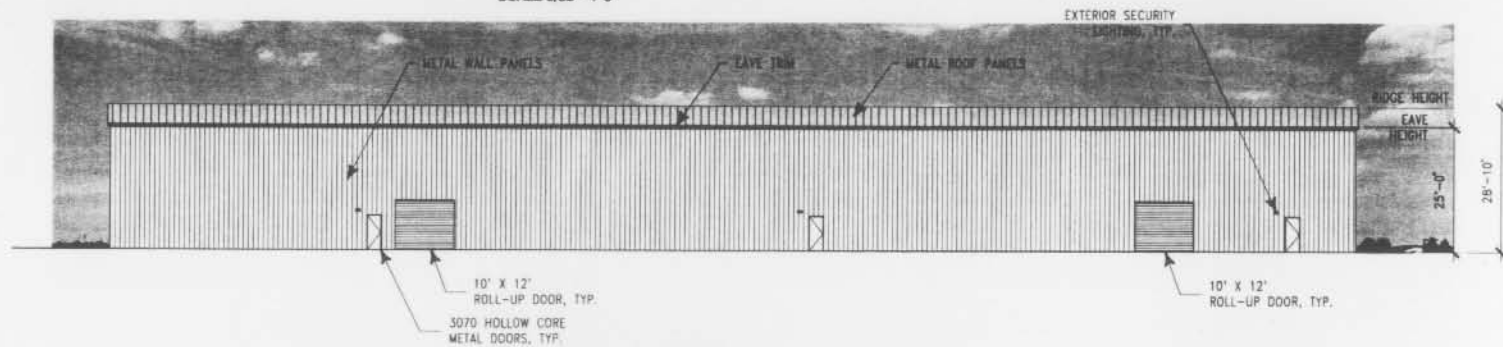
WEST ELEVATION

SCALE 3/32"=1'-0"



EAST ELEVATION

SCALE 3/32"=1'-0"



NORTH ELEVATION

SCALE 3/32"=1'-0"

NO.	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



ELEVATIONS

BARBARA GIBSON
4181 E. 7TH AVE.
TAMPA, FL 33606

NEW HANDBOOK BUILDING
3001 ROUTE 100 STREET
LONG BEACH, CA 90801

REVISION	DATE	BY
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

AS NOTED
JOB NO.
CDB-194
SHEET
A-2
00' SHEETS

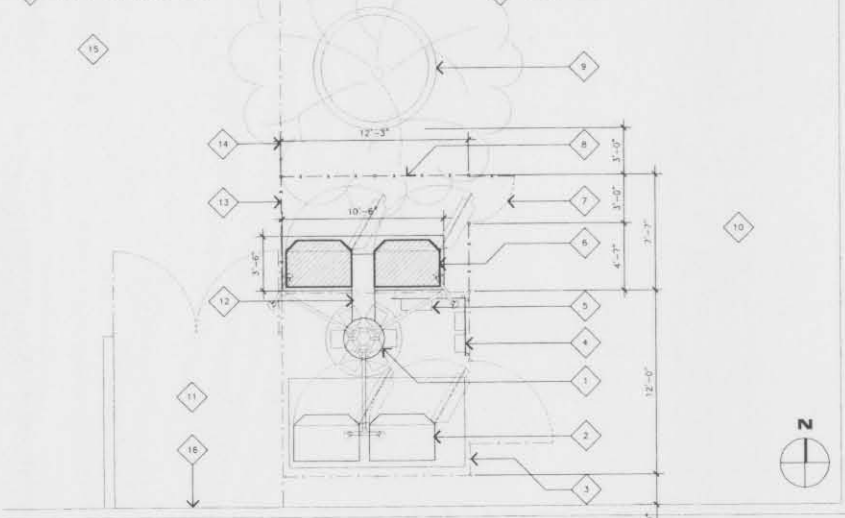
ATTACHMENT 6

SITE PLAN KEYNOTES

- 1 (C) CW LEASE AREA WITH PROPOSED 3RD AND 4TH BTS INSTALLATION. SEE ENLARGED SITE PLAN 1/A-1.
- 2 (E) DRIVEWAY.
- 3 (E) CW METER MOUNTED ON (E) BUILDING.
- 4 (E) COMMERCIAL BUILDING.
- 5 (E) CHURCH BUILDING.
- 6 (E) PARKING LOT.
- 7 (E) LANDSCAPED AREA.

ENLARGED SITE PLAN KEYNOTES

- 1 (E) CW MONOPOLE WITH ANTENNAS TO REMAIN.
- 2 (E) (2) CW BTS EQUIPMENT CABINETS MOUNTED ON AN (E) CONCRETE PAD.
- 3 (E) 7'-0" HIGH CHAIN LINK FENCE.
- 4 (E) TELCO PANELS MOUNTED ON A UTILITY RACK.
- 5 (E) 200 AMP ELECTRICAL PANEL MOUNTED ON A UTILITY RACK.
- 6 (N) (2) CW BTS EQUIPMENT CABINETS MOUNTED ON A (N) CONCRETE PAD.
- 7 (N) 3'-0" WIDE ACCESS GATE.
- 8 (N) 7'-0" HIGH CHAIN LINK FENCE.
- 9 (E) TREE AND CONCRETE CURB TO REMAIN.
- 10 (E) PLAYGROUND.
- 11 (E) TRASH ENCLOSURE TO REMAIN.
- 12 (N) GROUND MOUNTED CABLE TRAY.
- 13 (N) 7'-0" HIGH CHAIN LINK FENCE TO REPLACE (E) FENCE.
- 14 (E) FENCE TO REMAIN.
- 15 (E) PARKING LOT TO REMAIN.
- 16 (E) BLOCK WALL.

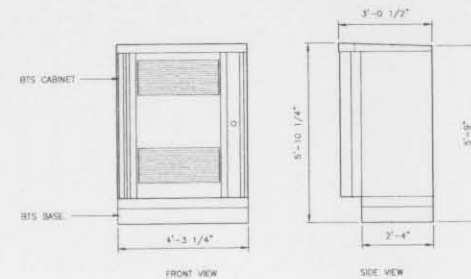


ENLARGED SITE PLAN

SCALE: 1/4"=1'-0"

NOTES:

1. CABINET MFR: ERICSSON RADIO SYSTEMS
MODEL: RBS 2106
OPERATIONAL WEIGHT: 1720 LBS.
2. CABINET FOOTPRINT DIMENSIONS ARE CONVERTED FROM METRIC SYSTEM & ARE APPROXIMATE.



SCALE: 1/2"=1'-0"

SITE PLAN

SCALE: 1"=30'

3

BTS CABINET

PROPRIETARY INFORMATION
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CINGULAR WIRELESS IS STRICTLY PROHIBITED.

DATE: 09-28-04

ARCHITECT: JR

DRAWN BY: RN

CHECKED BY: JR

REVISIONS

REV	DATE	DESCRIPTION	BY



3345 MICHELSON DRIVE
SUITE 100
IRVINE, CALIFORNIA 92616



PROJECT OFFICE:
150 FAULBORG AVENUE
SUITE A-166
COSTA MESA, CALIFORNIA 92626
(714) 557-6052
(714) 557-6428 Fax



JRA
Jeffrey Roma & Associates, Inc.
Architecture & Telecommunications
260 Newport Center Drive, Suite 400
Newport Beach, California 92660
Phone: (949) 762-3535
Fax: (949) 762-3531

SITE NUMBER:
LA-069-SM027767

SITE TYPE:
BTS
EXPANSION

LOCATION:
CHURCH OF GOD IN CHRIST
120 E. ARTESIA BOULEVARD
LONG BEACH, CALIFORNIA 90805

TITLE: SITE PLAN,
ENLARGED SITE PLAN &
BTS CABINET

SHEET NUMBER:

A-1

ATTACHMENT 7



ARCHITECTURE ENGINEERING

805 WILSON STREET, SUITE 200, FARMERS, CA 91304
OFFICE: 626-799-4400 FAX: 626-799-7000

PROJECT NAME & SITE ADDRESS

189 VICTORIA STREET
LONG BEACH, CA

DEVELOPER:

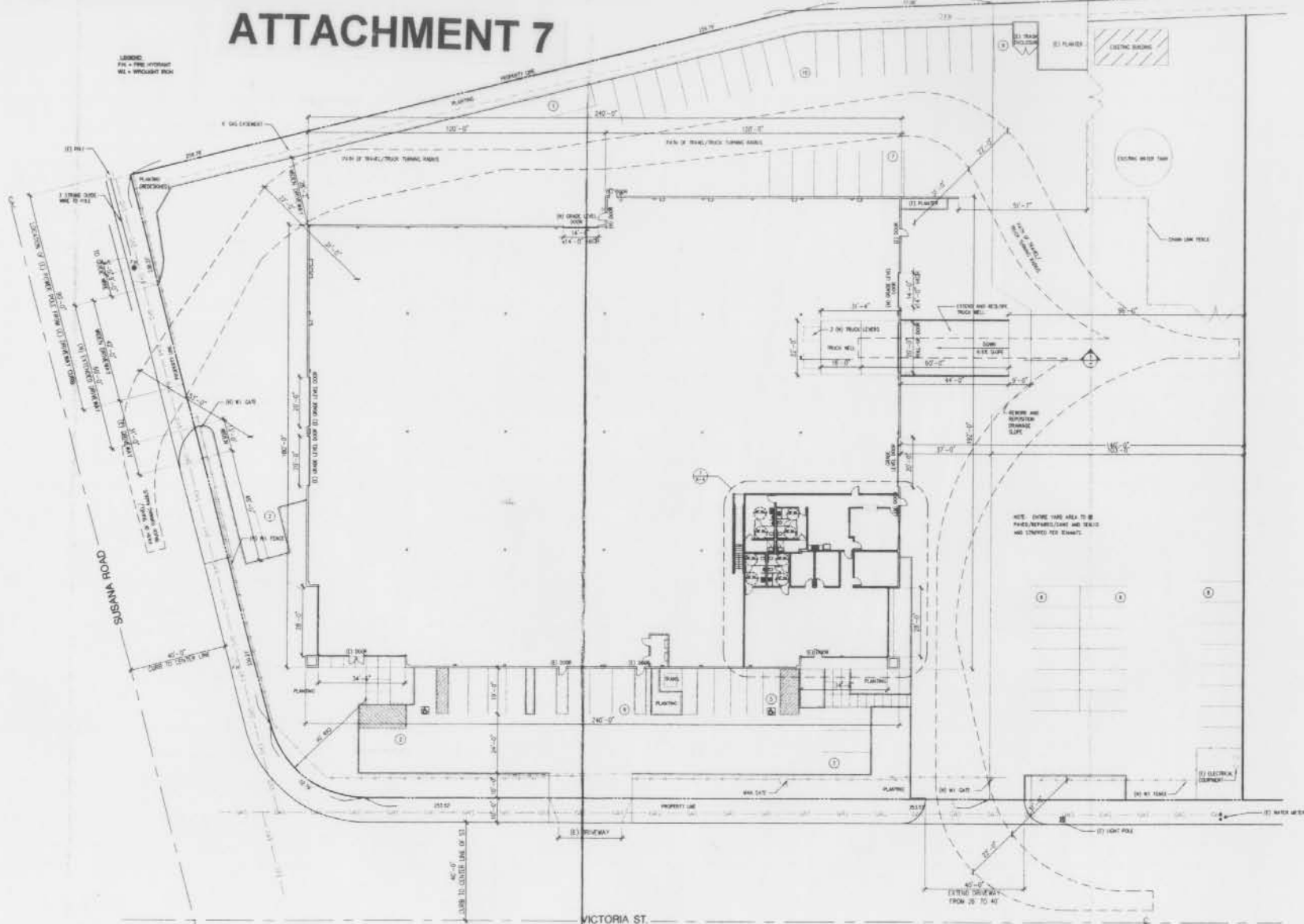
Drawing Content:

PROPOSED
SITE PLAN



Revision: _____ Date: _____

LEGEND:
PW = FIRE OFFSTAKE
WL = WELDED IRON



VICTORIA ST.

INSPECTION REQUIRED
CALL 311
24 HOURS BEFORE STARTING
WORK AND GIVE PERMIT NO.

IMPORTANT NOTICE:
Section 41342.1 of the Government Code
requires a Department of Public Works
to be issued before a permit is granted.
Call the Department of Public Works
TOLL FREE 1-800-422-4738
Two working days before you do.

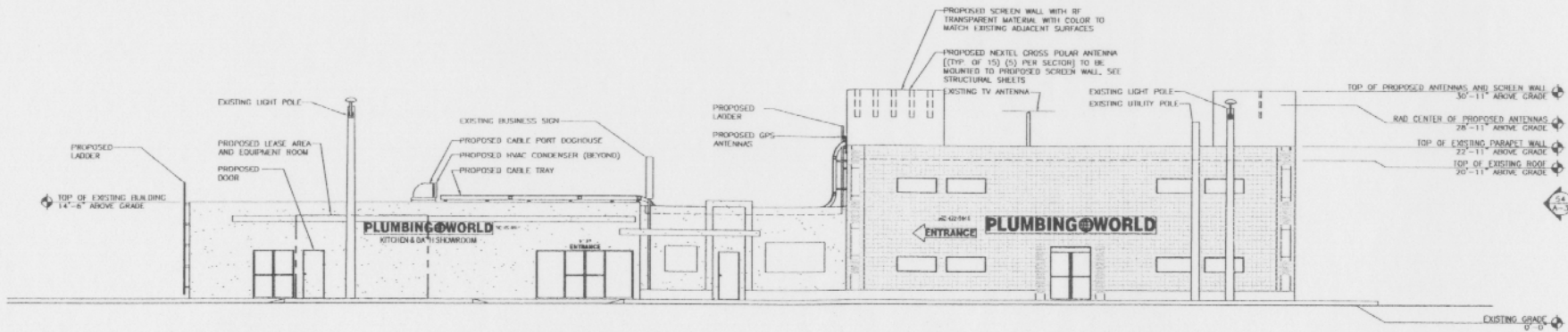
NOTE: THIS DRAWING IS ATTACHED TO AND
MADE PART OF PERMIT NO. 133413-00271
ANY DEVIATION FROM THE ATTACHED
DEPARTMENT OF PUBLIC WORKS PERMIT

PROPOSED SITE PLAN
SCALE: 1/20" = 1'-0"

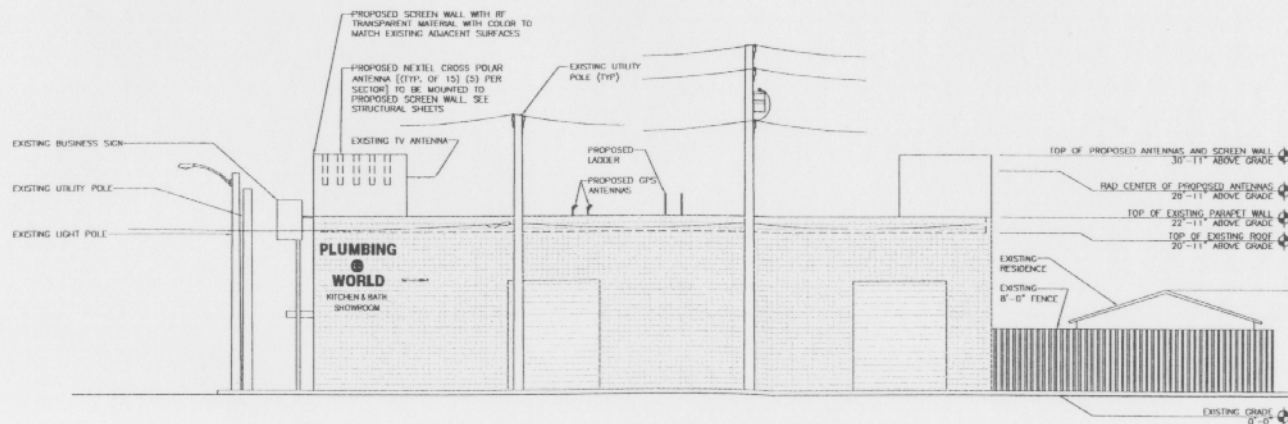


ATTACHMENT 9

NOTE:
PAINT TO MATCH EXISTING
ADJACENT SURFACES ALL
PROPOSED EXTERIOR LADDERS,
CABLE TRAYS, DOORHOUSE, AND
HVAC UNITS.



52 WEST ELEVATION
SCALE: 1/8"=1'-0"



54 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

DATE: 8/16/04

ARCHITECT: J. ANDERSEN

DRAWN BY: RC

CHECKED BY:

REVISIONS

REV	DATE	DESCRIPTION	BY
1			
2			
3			

PROPRIETARY INFORMATION:
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OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN
PERMISSION OF THE ARCHITECT.

CLIENT:

NEXTEL
NEXTEL COMMUNICATIONS, INC.
17223 DEBRAN AVE.
BRYN MAWR, CA 94005
PHONE: (714) 982-2300
FAX: (714) 982-2313

PROJECT MANAGER:

ARCHITECT:
OMNI
ARCHITECTURE CONSULTANTS, INC.
1000 10TH AVENUE, SUITE 100
SAN FRANCISCO, CA 94103
PHONE: (415) 774-1000
FAX: (415) 774-1001
WWW.OMNIARCHITECTS.COM

CONSULTANT:

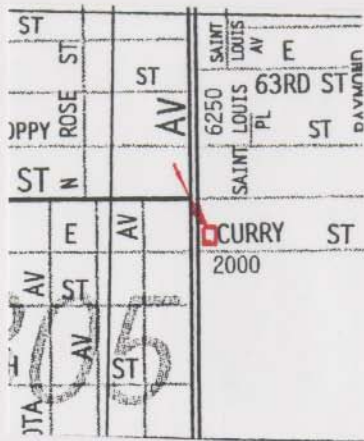
SCALE:

SITE NUMBER:
CA-6380-A
USE THE
ROOF MOUNT

LOCATION:
1117
6152 CHERRY AVE.
LONG BEACH, CA 90805
APPROX. TYPE: CLIP
TITLE:
ELEVATIONS

SHEET NUMBER:
A-3

ATTACH. 9 (Cont.)





Community Code Enforcement

Alley Lighting

The street lighting systems in the City of Long Beach were typically installed with the original development of neighborhoods at the expense of the developer or through assessment district financing. Alley lighting systems were not required.

Dimly lit alleys can cause problems for residents and the police, and also increase illegal loitering and criminal activity on or around your property. While the City does not provide alley lighting, there are several options available to increase light levels in alleys.

1. Customer-Owned and Maintained Lighting

Probably the most economical long-term option is customer-owned lighting installed on your own building/residence. Lighting controlled via motion sensor saves money by using light only when it is required and can serve as a deterrent for illegal alley activity.

For a small number of lights, you can usually add the fixtures by utilizing your existing electrical system and realize only a very small increase on your monthly electric bill. For a large number of lights, Southern California Edison (SCE) offers a reduced outdoor lighting rate (AL-1/AL-2) for separately metered lighting systems controlled for dusk to dawn operation.

2. Utility-Owned and Maintained Lighting

SCE may be able to install light fixtures on existing SCE utility poles in alleys. Installation is subject to field conditions meeting certain requirements specified in the applicable streetlight tariff.

If installation of a streetlight in the alley is feasible, SCE requires the following:

- Minimum three (3) year contract
- Advance payment for approximately one (1) year of services
- Absolving Agreement (which allows SCE to suspend service based on reported problems with the lighting)

If you would like more information about these alley lighting options, please contact the Edison Service Planning Department at (562) 981-8237 and ask to speak with the Service Planner who works with your Long Beach neighborhood.

3. Neighborhood-Owned and Maintained Lighting

The City of Long Beach will work with neighborhood groups who wish to pay for a new lighting system by assessment. This option, which is the most expensive method of providing new lighting, requires the approval of over 50% of the property owners in the proposed lighting district. New system and annual lighting costs are assessed to the property owners and paid along with County property taxes. For further information, please contact Sue Castillo, City of Long Beach Construction Services Bureau, at (562) 570-6996.